

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR AUGUST 13, 2008 HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 4:35 P.M.

**ATTENDANCE**

Members Present:                      Absences:

Barbara Spector	None
Mike Wasserman	
Marcia Jensen	
Marico Sayoc	
Joanne Talesfore	

Staff Present: Bud Lortz, Director of Community Development and Joel Paulson, Associate Planner.

**VERBAL COMMUNICATIONS**

*Ray Davis* – Spoke about the proposed project's lack of compliance with the General Plan designations, goals, and policies and Zoning Code requirements.

ITEM 1:        50 Los Gatos-Saratoga Road  
Conceptual Development Application CD-08-003

Requesting preliminary review of plans to demolish a hotel and to construct a continuing care facility with approximately 300 independent living units and a care center on 8.8 acres zoned CH:PD. APNS 529-24-001, 003 and 032

PROPERTY OWNER: Keet Nerhan

APPLICANT: CC-Los Gatos Inc.

**Comments:**

1. Concerned about mass, scale, and compatibility with the Town.
2. The proposed height is a concern.
3. The proposed project is very intensive and correct site planning is important.
4. Green building strategies will need to be utilized.
5. The existing Planned Development and Resolution language will need to be adequately addressed.
6. Six stories is too tall.
7. Economic analysis will need to be performed and analyzed.
8. The proposed project is not compatible with the Town.

9. View impacts are a concern.
10. Cumulative environmental impacts with recently approved and pending projects may be problematic and will need to be addressed.
11. Willingness to work collaboratively with the Town is important.
12. Architectural excellence is necessary.
13. Stagnant income question will need to be addressed.
14. This type of project could be a benefit to the Town.
15. Small Town character and hillside views are challenged by the proposal.
16. Loss of views coming to and from Town on Highway 17 is a concern.
17. Overcoming the current Resolution language will be challenging.
18. Connectivity and vibrancy with the Town is important. The project should not become an island

ADJOURNMENT      Meeting adjourned at 5:30 p.m. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, September 10, 2008.

Prepared by:

  
Bud N. Lortz, Director of Community Development

cc: Planning Commission Chair  
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